149.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,900 / 847,900
					USE VALUE:	847,900 / 847,900
					ASSESSED:	847,900 / 847,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		LEHIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARR-JONES ELISABETH &
Owner 2:	JONES ALAN HARPER
Owner 3:	
Street 1:	1 LEHIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JONES ALAN HARPER -
Owner 2:	-
Street 1:	1 LEHIGH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,270 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2100 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7270.000	401,200		446,700	847,900
Total Card	0.167	401,200		446,700	847,900
Total Parcel	0.167	401,200		446,700	847,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.76 | /Parcel: 403.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98290
GIS Ref:
GIS Ref:
Insp Date: 07/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	401,300	0	7,270.	446,700	848,000	848,000	Year End Roll	12/18/2019
2019	101	FV	305,800	0	7,270.	446,700	752,500	752,500	Year End Roll	1/3/2019
2018	101	FV	365,500	0	7,270.	395,600	761,100	761,100	Year End Roll	12/20/2017
2017	101	FV	365,500	0	7,270.	331,800	697,300	697,300	Year End Roll	1/3/2017
2016	101	FV	365,500	0	7,270.	331,800	697,300	697,300	Year End	1/4/2016
2015	101	FV	340,000	0	7,270.	287,100	627,100	627,100	Year End Roll	12/11/2014
2014	101	FV	340,000	0	7,270.	277,600	617,600	617,600	Year End Roll	12/16/2013
2013	101	FV	340,000	0	7,270.	264,200	604,200	604,200		12/13/2012

!11663!

PRINT

Date	Time
12/11/20	01:48:22

LAST REV

Date	Time
08/20/18	13:43:43
apro	
11663	

USER DEFINED

Prior Id # 1:	98290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES ALAN HARP	64907-64		2/12/2015	Convenience	1	No	No		
	13198-142		5/26/1977		42,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2001	372	Addition	161,000	C				ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Meas/Inspect	CC	Chris C
12/24/2008	Meas/Inspect	336	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
11/17/1999	Meas/Inspect	268	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7270		Sq. Ft.	Site		0	70.	0.88	8									446,672						446,700	

Total AC/HA: 0.16690 | Total SF/SM: 7270 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,672 | Spl Credit | Total: 446,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14999998
Const Adj.:	0.98990101
Adj $ / SQ:	147.990
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492891
Depreciation:	91678
Depreciated Total:	401213

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

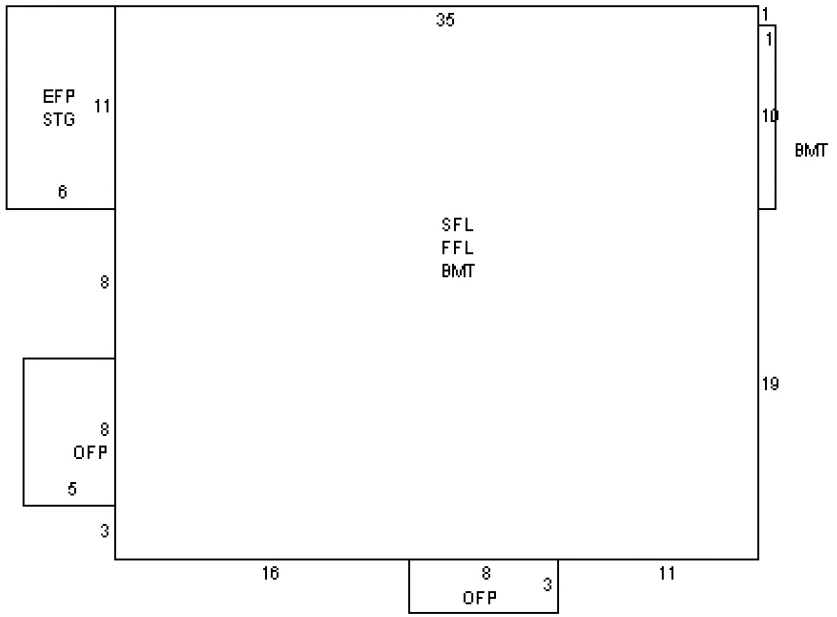
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.79
Special Features:	0	Val/Su Net:	119.55
Final Total:	401200	Val/Su SzAd	191.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,060	44.400	47,061
FFL	First Floor	1,050	147.990	155,390
SFL	Second Floor	1,050	147.990	155,390
EFP	Enclos Porch	66	67.780	4,474
STG	Storage	66	8.940	590
OFP	Open Porch	64	41.850	2,679

Net Sketched Area:	3,356	Total:	365,584
Size Ad	2100	Gross Are	3356	FinArea	2100
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc